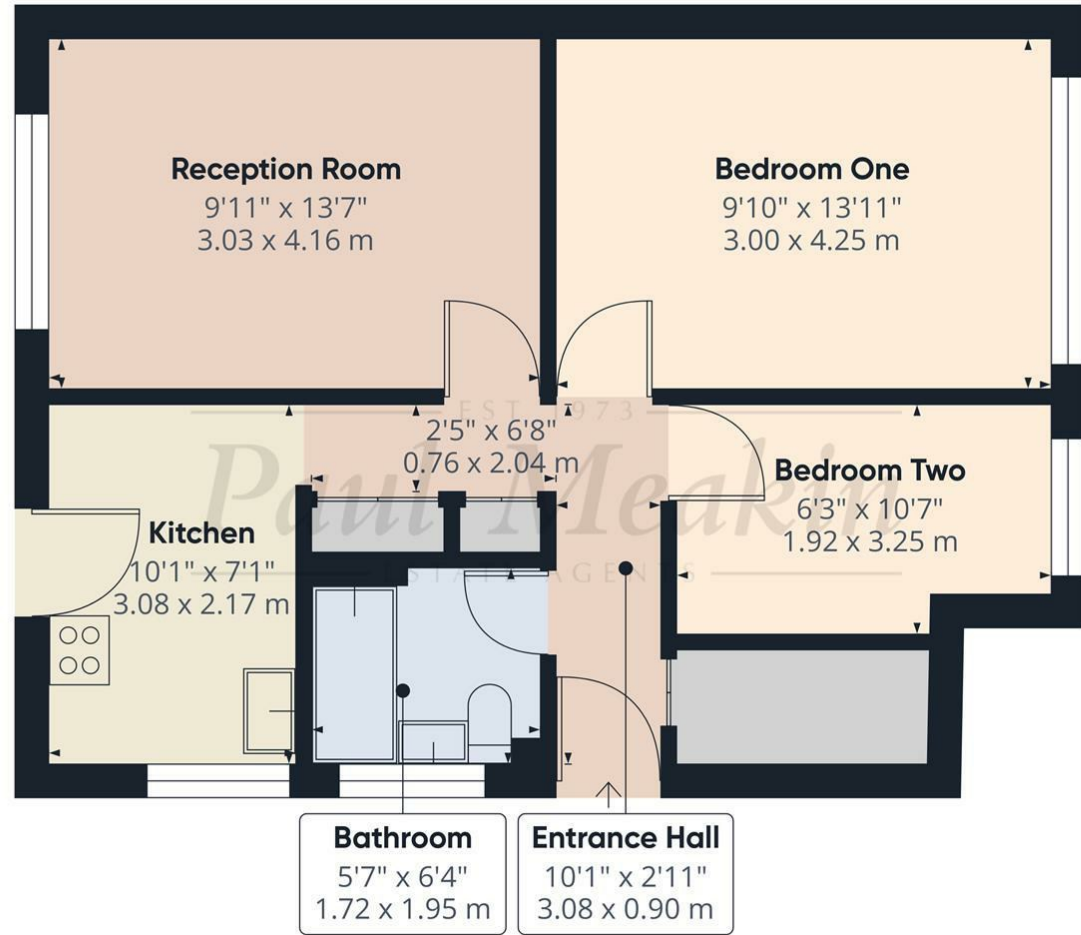




EST 1973  
**Paul Meakin** £275,000 Swallowdale, South Croydon, CR2 8SG  
 ESTATE AGENTS



EST 1973  
**Paul Meakin**  
 ESTATE AGENTS

Approximate total area<sup>(1)</sup>  
 532 ft<sup>2</sup>  
 49.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Two Bedroom Ground Floor Maisonette with Private Garden – Chain Free**

Situated in a peaceful cul-de-sac, this well-presented ground floor maisonette offers an appealing combination of style, comfort, and practicality. A particular highlight is the direct access to a private garden, providing a secluded outdoor space to relax and unwind.

The interior has been thoughtfully arranged to create a bright and spacious feel, enhanced by underfloor heating and ample built-in storage. With a long lease of approximately 117 years and the advantage of no onward chain, the property is ready for a smooth and straightforward transaction.

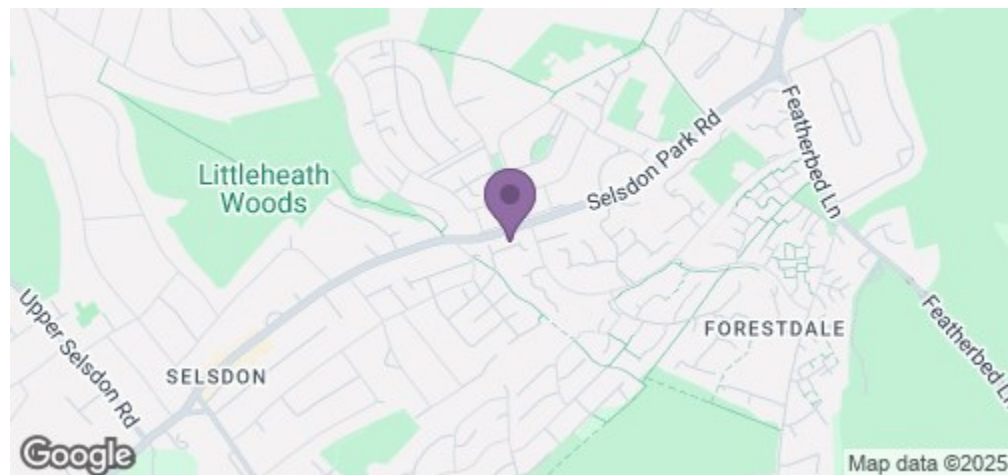
Additional benefits include a garage located en bloc. Swallowdale is conveniently positioned close to Selsdon, where a variety of shopping facilities, including supermarkets and dining options, can be found. The area is well-served by reputable local schools, both state and independent, while excellent transport links are available with bus routes 433 and 359 providing direct access to Sanderstead, Purley, and Croydon town centres, as well as mainline stations. For those who enjoy the outdoors, the Local Trust countryside and Selsdon Nature Reserve are only a short distance away.

Ground Rent: Approximately £300 per annum

This property will appeal to first-time buyers, downsizers, and investors alike, seeking a well-located home with both convenience and character.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
56	70
EU Directive 2002/91/EC	
England & Wales	

TAX BAND: C



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Two bedroom ground floor maisonette
- Direct access to private garden
- Bright and spacious interior
- Underfloor heating throughout
- Ample built-in storage
- Long lease – approx. 117 years remaining
- Garage situated en bloc
- Close to Selsdon shops, supermarkets & dining
- Excellent bus links to Purley, Sanderstead & Croydon
- Chain free – ideal for first-time buyers, downsizers or investors



Entrance Hall  
10'1" x 2'11" (3.08 x 0.90)

Reception Room  
9'11" x 13'7" (3.03 x 4.16)

Kitchen  
10'1" x 7'1" (3.08 x 2.17)

Bedroom One  
9'10" x 13'11" (3.00 x 4.25)

Bedroom Two  
6'3" x 10'7" (1.92 x 3.25)

Bathroom  
5'7" x 6'4" (1.72 x 1.95)

Private Rear Garden

